

Zoning District Descriptions

Salisbury Land Development Ordinance

Adopted 12.18.07; Effective 01.01.08

A. Natural Preserve

The natural preserve districts are consists of lands that are approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology, or vegetation.

1. OSP: Open Space Preserve (1 dwelling unit per 20 acres)

The Open Space Preserve District is intended to protect areas that are permanently preserved in government ownership or conservation easements as natural and/or environmentally significant lands. Such areas include rural parks, wetlands, and areas placed in a conservation easement.

B. Residential

The residential districts are intended to create, maintain, and promote a variety of housing opportunities for individual households and to maintain the desired physical character of existing neighborhoods. While the districts primarily accommodate detached residential uses, townhomes and apartments at a lower density range that are compatible with the surrounding neighborhoods are also allowed with additional standards.

1. RR: Rural Residential (1 dwelling unit per 5 acres)

The Rural Residential District is intended to accommodate low-density, rural residential and agricultural uses, protect natural vistas, and landscape features that define our rural heritage.

2. GR: General Residential (3 or 6 dwelling units per acre – look for GR3 or GR6)

The General Residential District is intended for City's existing predominately-residential neighborhoods as well as provide for new primarily-residential development in accordance with a suburban pattern. These Districts are differentiated only by the density of the overall development relative to the planning goals of the City as set forth in the Comprehensive Plan.

3. HR: Historic Residential (8 dwelling units per acre)

The Historic Residential District is intended to solidify development patterns and land uses inherent to existing historic neighborhoods currently listed on the National Register of Historic Places or within a local historic district designated by the City of Salisbury.

4. UR: Urban Residential (8 or 12 dwelling units per acre – look for UR8 or UR12)

The Urban Residential Districts accommodate the in-town neighborhoods of the City and provides for a variety of compatible housing types and a limited mix of uses in a walkable context. These Districts are differentiated only by the density of the overall development relative to the planning goals of the City as set forth in the Comprehensive Plan.

C. Mixed-Use

The residential and commercial mixed-use districts are intended to accommodate a variety of housing opportunities, office, retail, and service uses, and to ensure that these areas are compatible with the character of existing neighborhoods at intensities compatible with the applicable Transect Zone and scale of development. These districts primarily accommodate townhomes, apartments, upper-story residential, and commercial uses in order to promote live-work and mixed-use opportunities.

1. **RMX: Residential Mixed-Use (18 dwelling units per acre)**

The Residential Mixed-Use District is intended to provide for areas for higher density residential development in close proximity (within $\frac{1}{2}$ - $\frac{1}{4}$ mile) to existing and planned commercial centers such as the Corridor Mixed-Use District (CMX) and the Downtown Mixed Use District (DMX). The intent is to create higher density residential areas that compliment commercial districts with physical proximity and pedestrian connectivity. Different housing types and lot styles along with a limited mix of neighborhood-friendly uses are encouraged.

2. **NMX: Neighborhood Mixed-Use (No density [units/acre] maximum)**

The Neighborhood Mixed-Use District is coded to provide pedestrian-scaled, higher density residential homes and opportunities for limited scale commercial activities along existing mixed-use corridors, in areas of transition, and at the functional center of new neighborhoods. Development in this district should encourage pedestrian activity through construction of mixed-use buildings and connections to adjacent neighborhoods. Buildings in this district are typically small and detached.

3. **CMX: Corridor Mixed-Use (No density [units/acre] maximum)**

The Corridor Mixed-Use District is coded to facilitate convenient access, minimize traffic congestion, and reduce the visual impact of auto-oriented uses along the City's major thoroughfares. Developments in this district should be traditionally detailed and encourage pedestrian use through connections to adjacent neighborhoods and the construction of vertically mixed-use buildings.

4. **DMX: Downtown Mixed-Use (No density [units/acre] maximum)**

The Downtown Mixed-Use District is coded for the traditional downtown area. Individual buildings are encouraged to be multi-story with uses mixed vertically, street level commercial and upper level office and residential. Higher densities of residential development are encouraged. It is the purpose of these regulations to encourage vitality by excluding certain activities which have a negative effect on the public realm through auto-dominated or non-pedestrian oriented design or uses.

D. Assigned Districts

The assigned districts are “specialized districts” that are intended to accommodate specialized uses and districts that do not fit into the prescribed Transect categories, such as airports, college campuses, and regional hospitals. In the City of Salisbury case, this also includes the accommodation of a broad range of high-intensity, automotive-oriented retail and service uses that require high visibility and highly-accessible locations along arterial streets and do not cater directly to pedestrians while requiring sufficient off-street parking.

1. **HB: Highway Business (No density [units/acre] maximum)**

The intensity of commercial development in the Highway Business District is established by the traffic of the fronting thoroughfare. The intent of these regulations is to facilitate convenient access, minimize traffic congestion, and reduce the visual impact of excessive signage and parking lots.

2. **HS: Hospital Services (No density [units/acre] maximum)**

The Hospital Mixed-Use District serves as a primary employment center generally concentrated within ¼ mile of a local hospital complex. It permits the continuation and expansion of the hospital complex, as well as supporting uses such as office, lodging, and limited retail uses in close proximity.

3. **IC: Institutional Campus (No density [units/acre] maximum)**

The Institutional Campus District is coded to allow for the continued and future use, expansion, and development of academic and religious campuses, as well as government and health-care facilities, including utilities. Unlike regular buildings which are oriented towards public streets, campus buildings are introverted towards spaces within the campus such as quadrangles. Campuses should accommodate the automobile as well as transit in a manner that does not degrade the pedestrian environment.

4. **LI: Light Industrial (Residential Not Permitted – Density Not Applicable)**

The Light Industrial District is coded to permit the development and operation of light and/or flex space uses that are typically too large in scale to fit within a neighborhood environment and should be buffered from surrounding neighborhood uses. Light Industrial districts may not be used for retail uses except for those uses clearly subordinate to any on-site principal use such as a sales showroom for a warehouse. In the interest of economic development this District is reserved for non-residential uses only to preserve adequate opportunities for future relocation and expansion of employment-based uses.

5. **HI: Heavy Industrial (Residential Not Permitted – Density Not Applicable)**

The Heavy Industrial District is coded to permit the development and operation of heavy industrial uses, including manufacturing, processing, and assembling of parts and products and distribution of products at the wholesale or retail level. The standards established for heavy industrial areas are designed to promote sound, permanent industrial development. Heavy Industrial districts may not be used for retail uses except for those uses clearly subordinate to any on-site principal use such as a sales showroom for a warehouse. In the interest of economic development this District is reserved for non-residential uses only to preserve adequate opportunities for future relocation and expansion of employment-based uses.

6. TND: Traditional Neighborhood Development (No density [units/acre] maximum)

The intent of this District is to allow for the development of fully integrated, mixed-use, pedestrian-oriented neighborhoods that minimize traffic congestion, suburban sprawl, infrastructure costs, and environmental degradation. Traditional Neighborhood Developments adhere to the following design principles:

- All neighborhoods have identifiable centers and edges
- Edge lots are readily accessible to retail by non-vehicular means (a distance not greater than $\frac{1}{4}$ - $\frac{1}{2}$ mile)
- Uses and housing types are mixed and in close proximity to one another
- Street networks are interconnected and blocks are small
- Civic uses are given prominent sites throughout the neighborhood
- All lots are in walking distance of recreational open space